

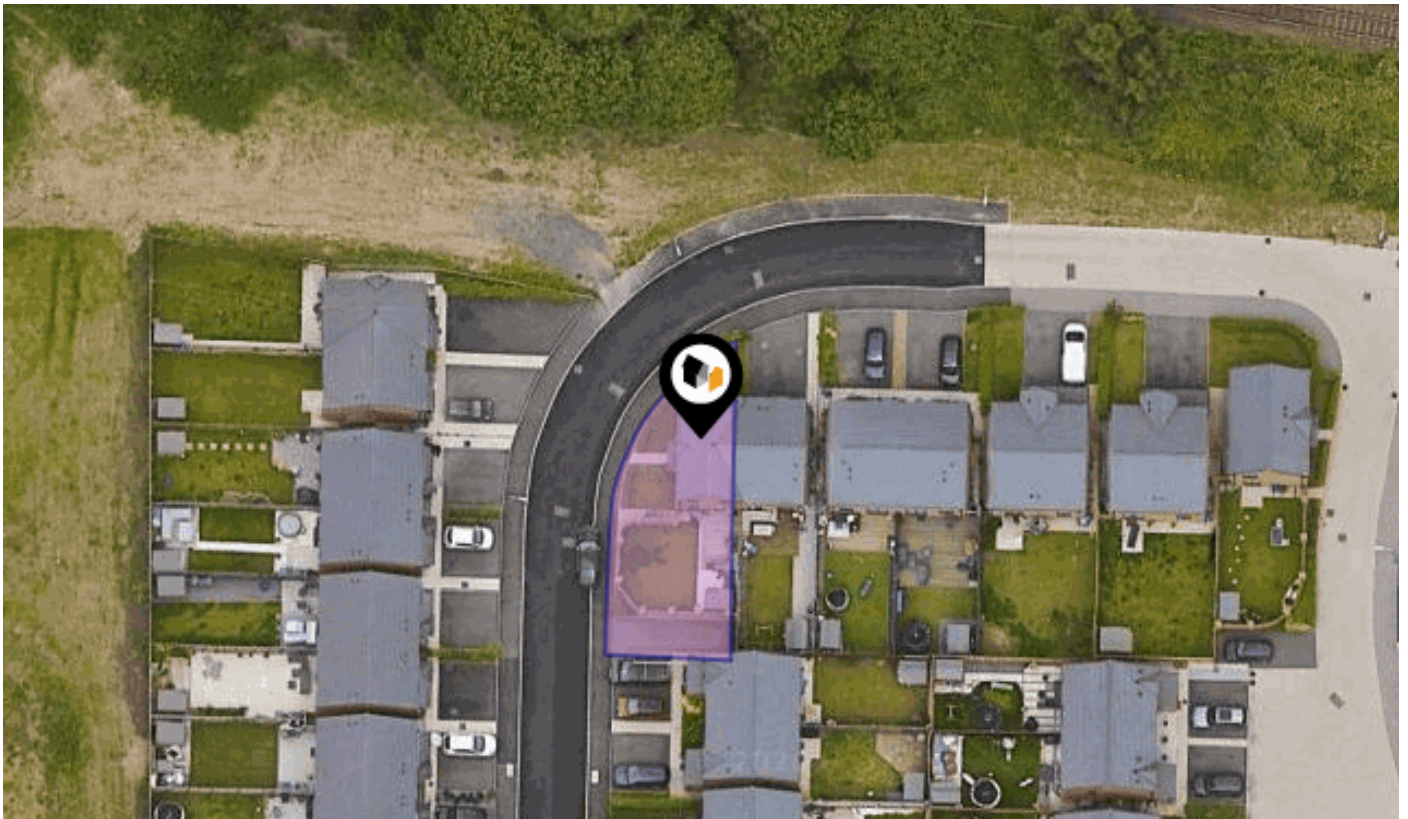


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23<sup>rd</sup> January 2026



## HATTER AVENUE, STOCKPORT, SK3

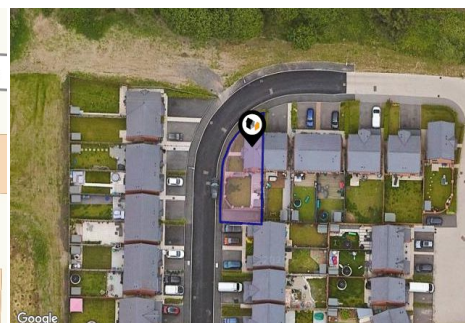
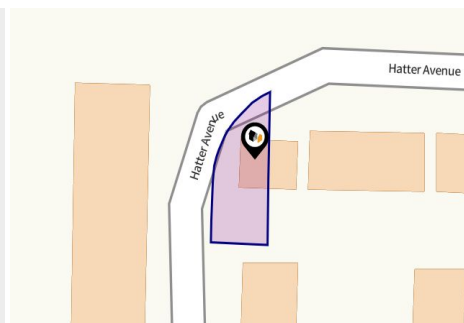
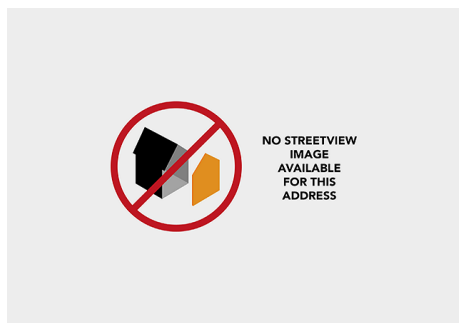
**Lawler & Co | Hazel Grove**

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	MAN354698

Tenure: Freehold

## Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	<p>Very low</p> <p>Very low</p>

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

2	80	1800
mb/s	mb/s	mb/s

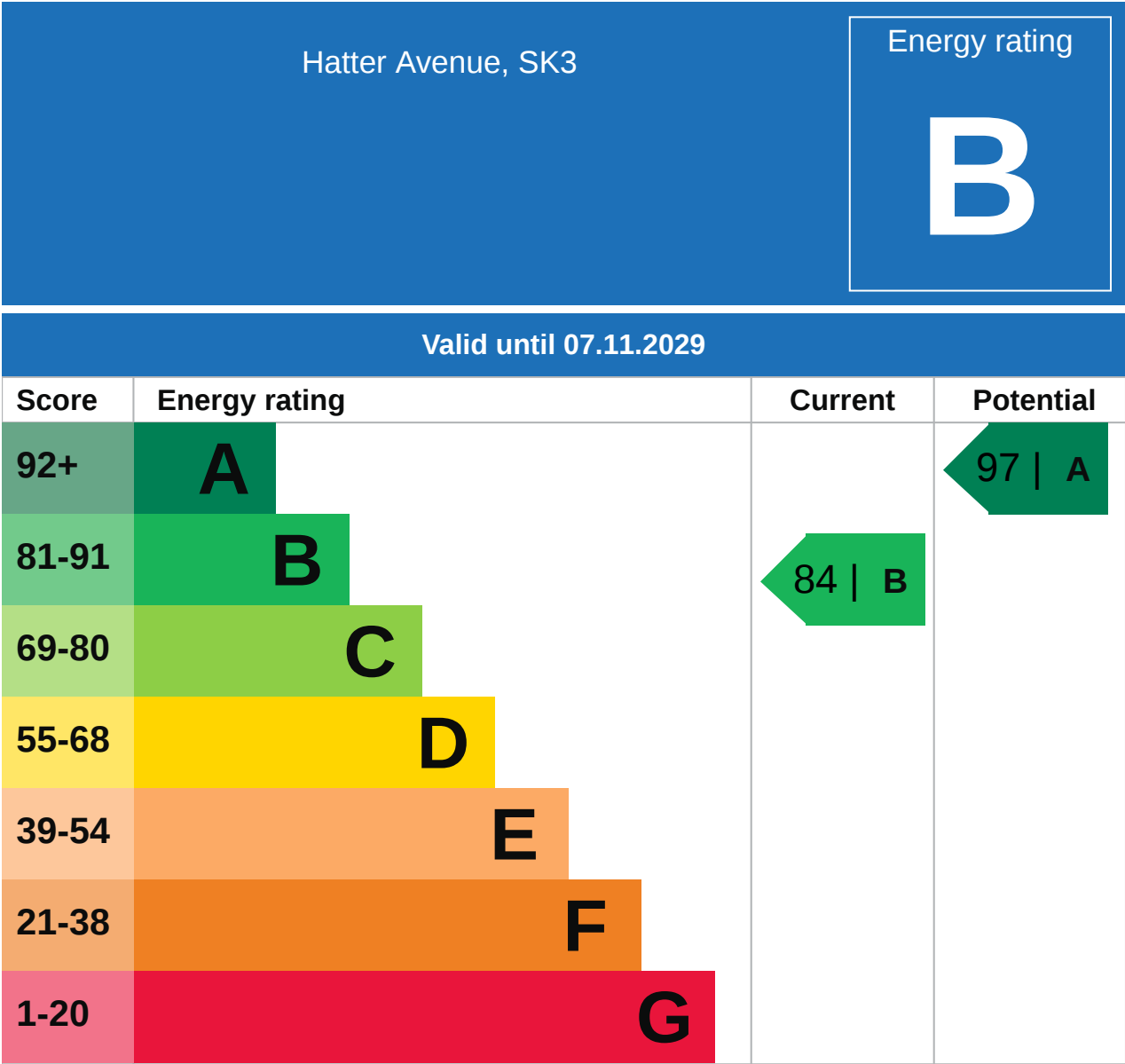
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



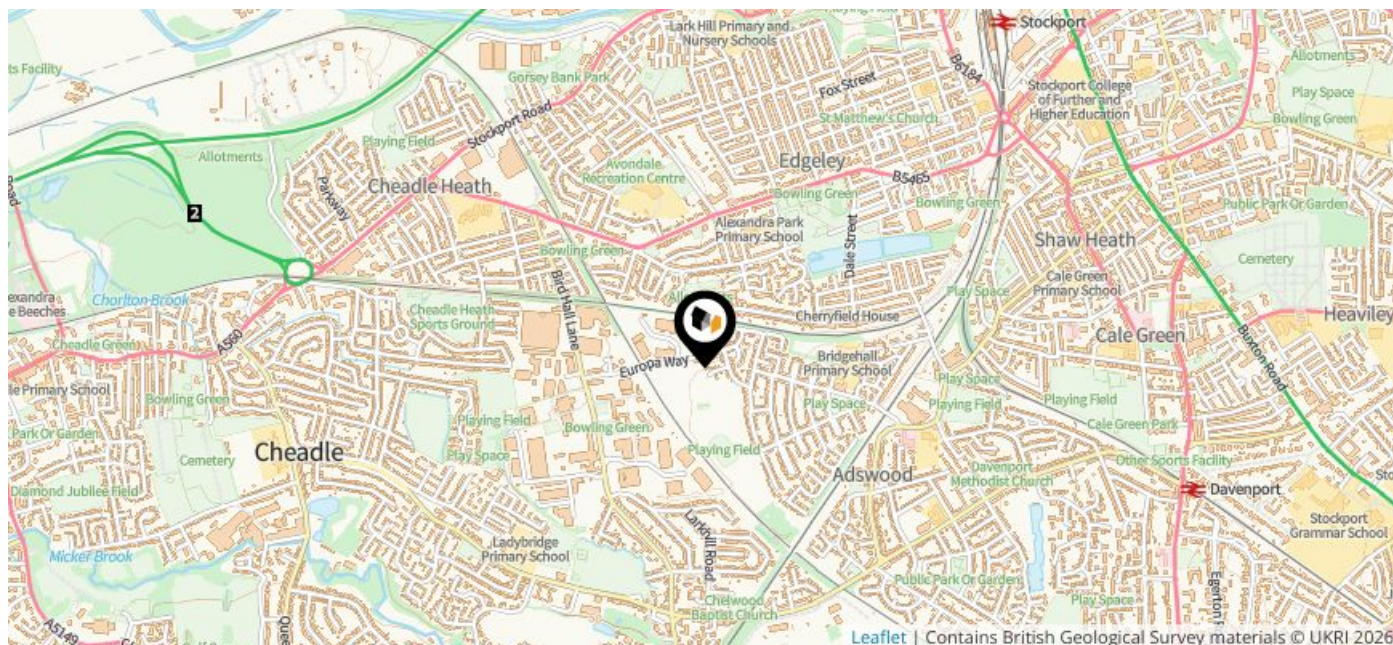
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.13 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	70 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



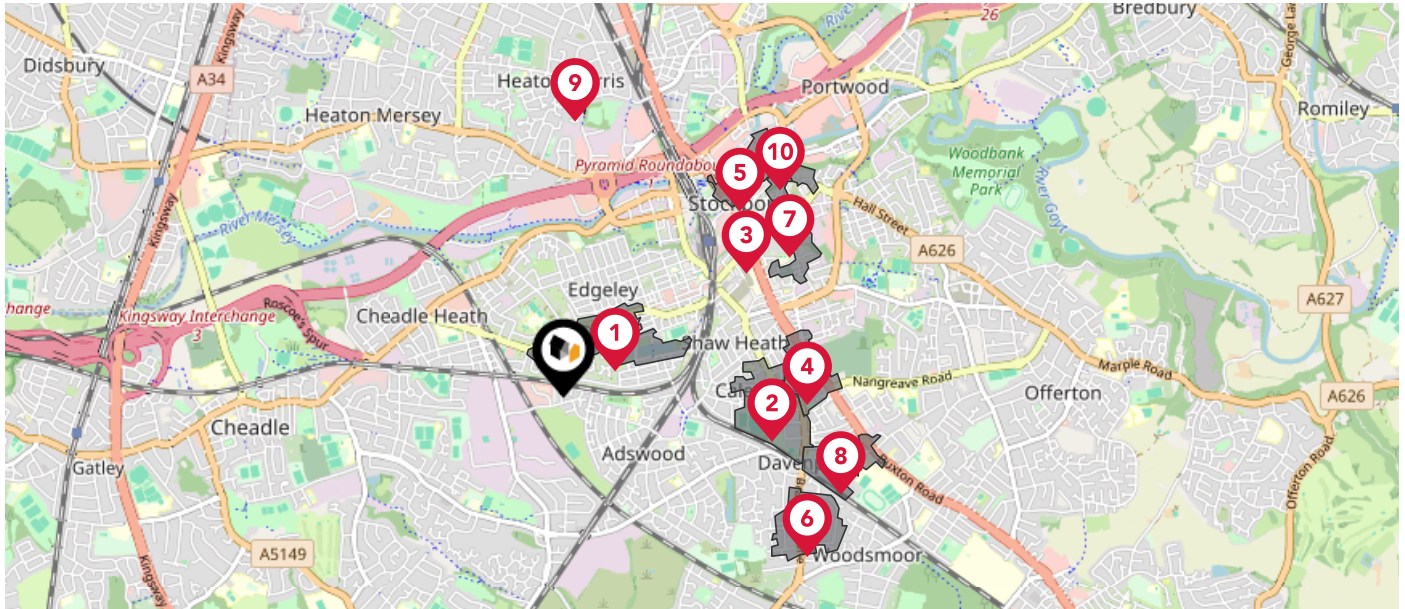
## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Alexandra Park, Edgeley
- 2 Cale Green
- 3 Town Hall
- 4 St George's, Heaviley
- 5 St Peter's
- 6 Egerton Road and Frewland Avenue, Davenport
- 7 Hillgate
- 8 Davenport Park
- 9 Green Lane, Heaton Norris
- 10 Market and Underbanks



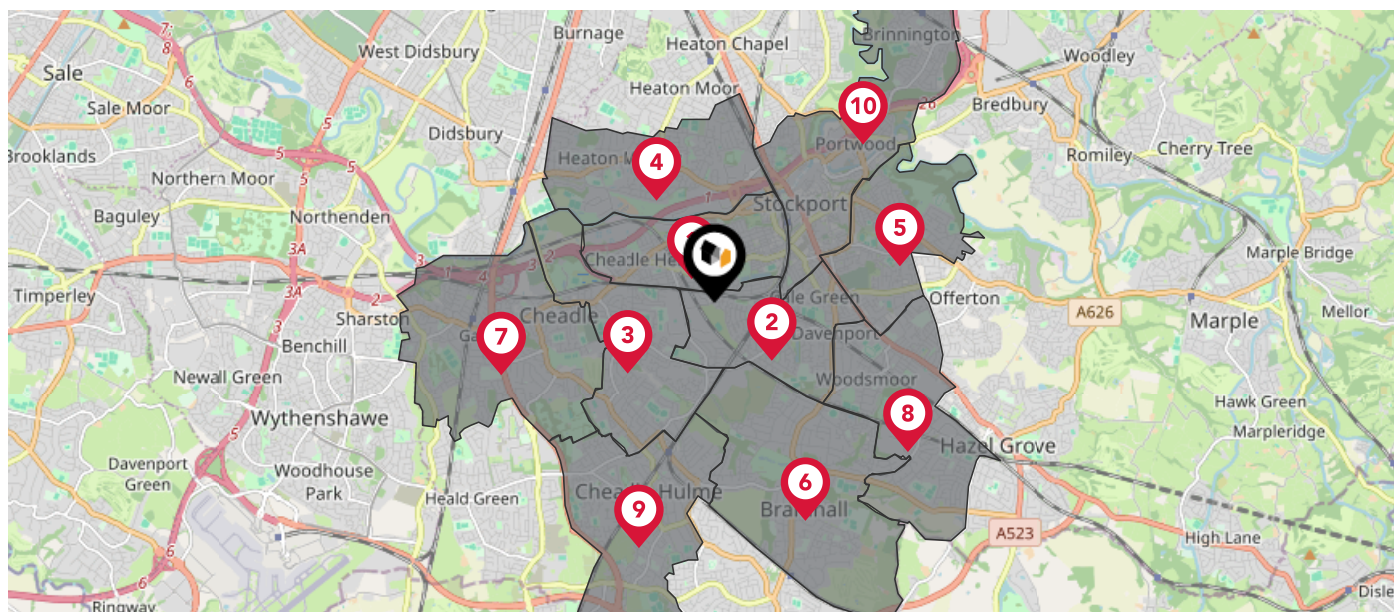
# Maps

## Council Wards

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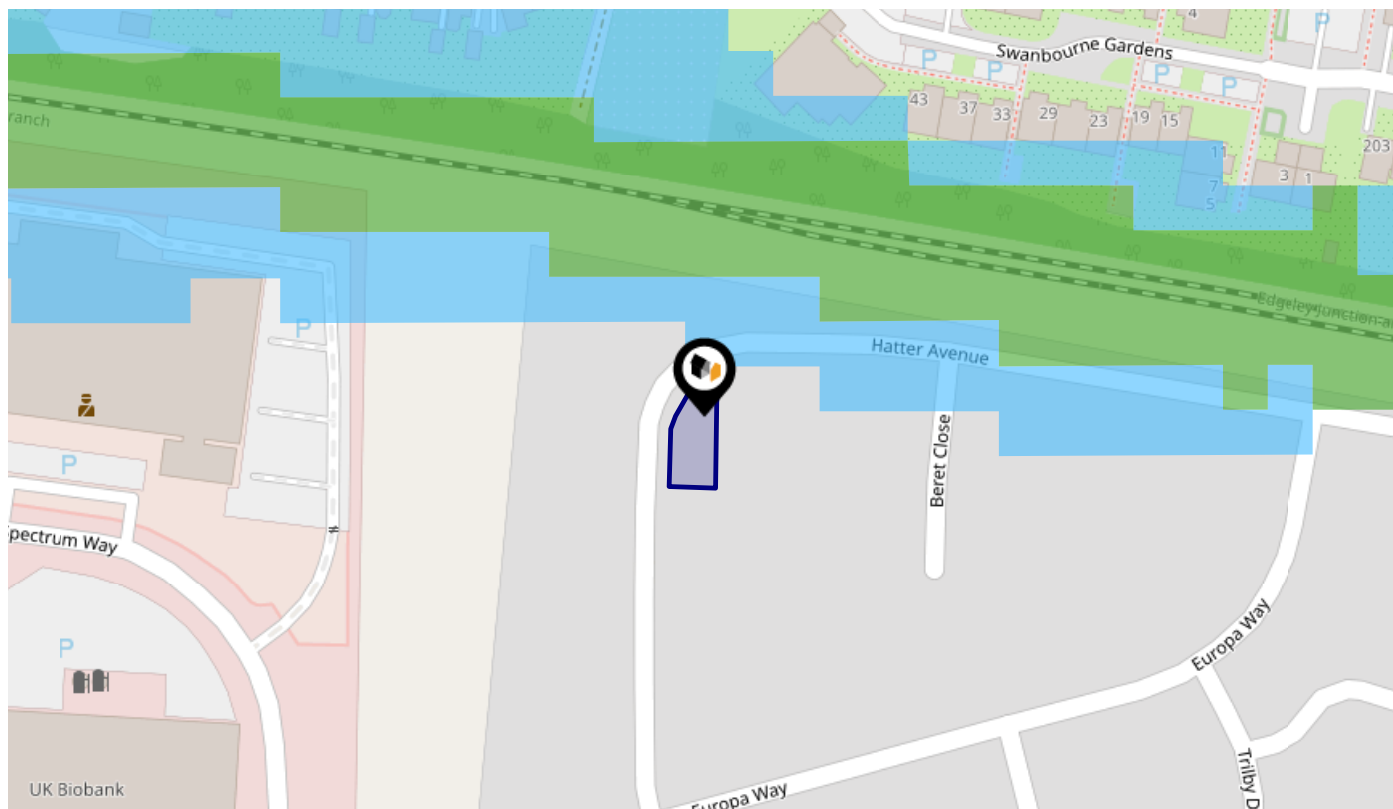
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Edgeley and Cheadle Heath Ward
- 2 Davenport and Cale Green Ward
- 3 Cheadle Hulme North Ward
- 4 Heaton South Ward
- 5 Manor Ward
- 6 Bramhall North Ward
- 7 Cheadle and Gatley Ward
- 8 Stepping Hill Ward
- 9 Cheadle Hulme South Ward
- 10 Brinnington and Central Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



## Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



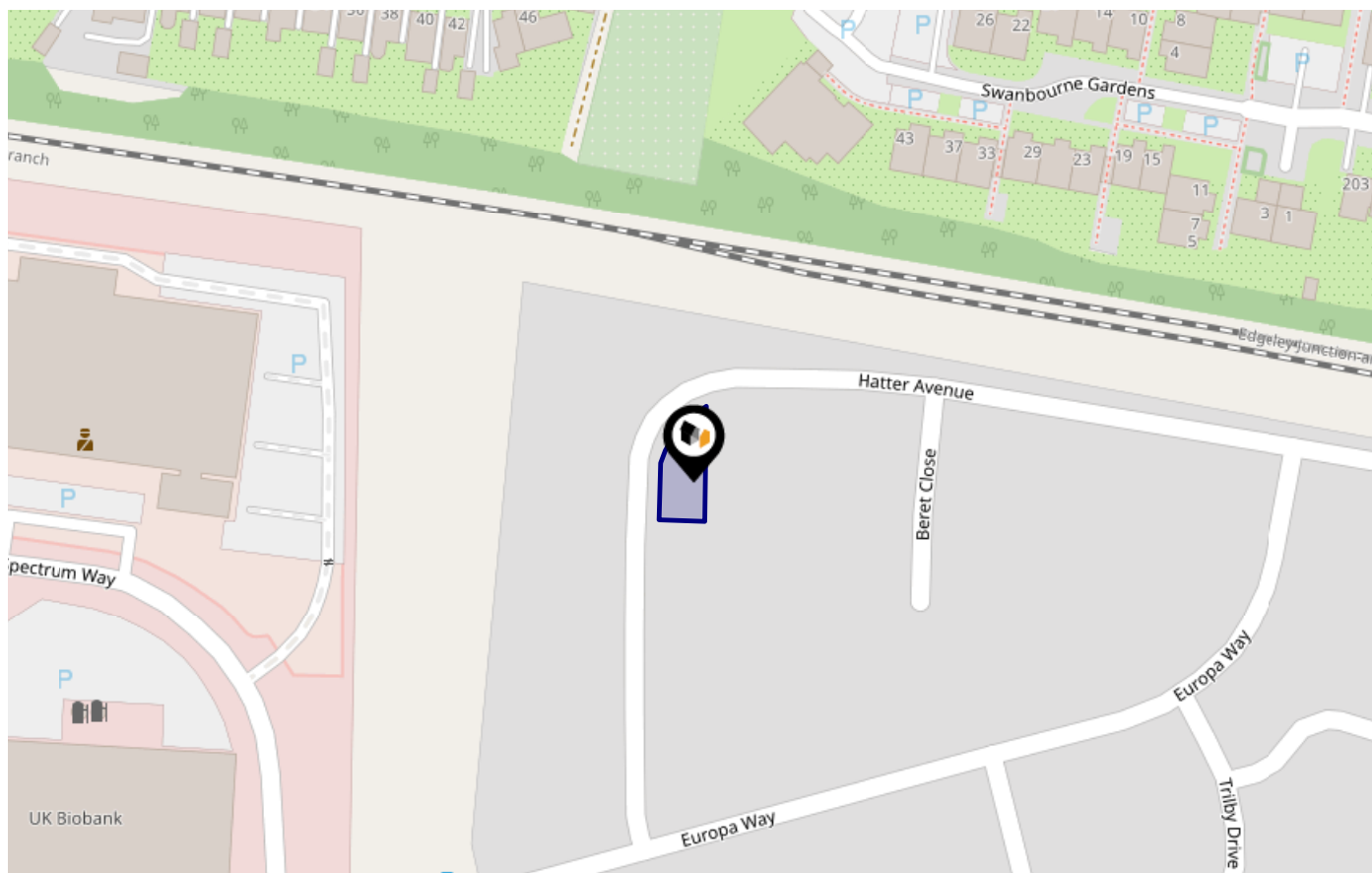
# Flood Risk

## Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

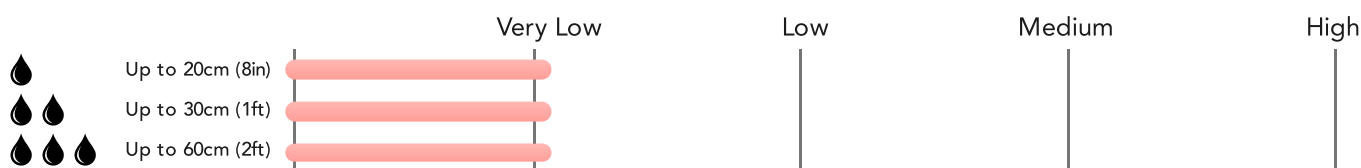


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



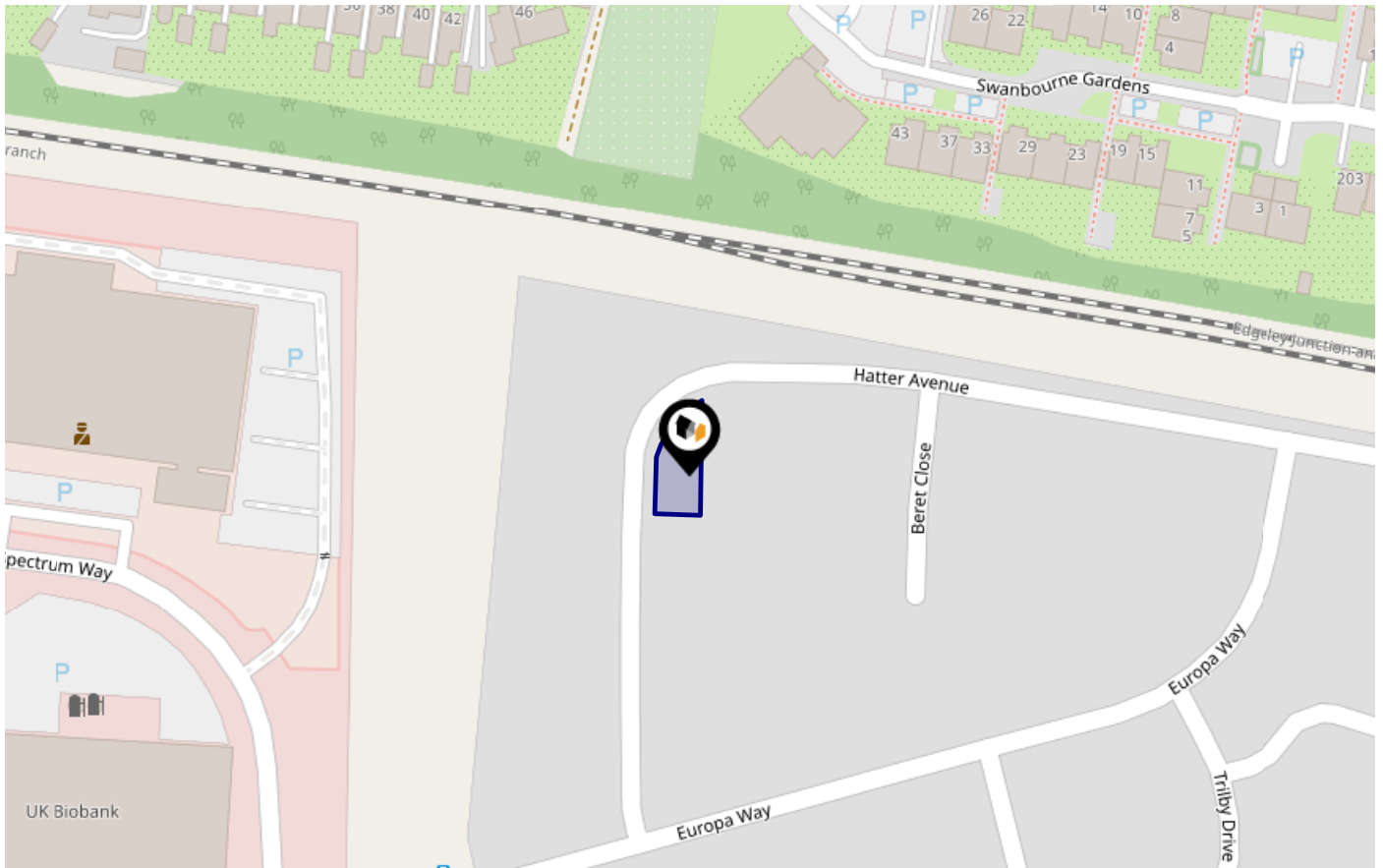
# Flood Risk

## Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating:** Very low

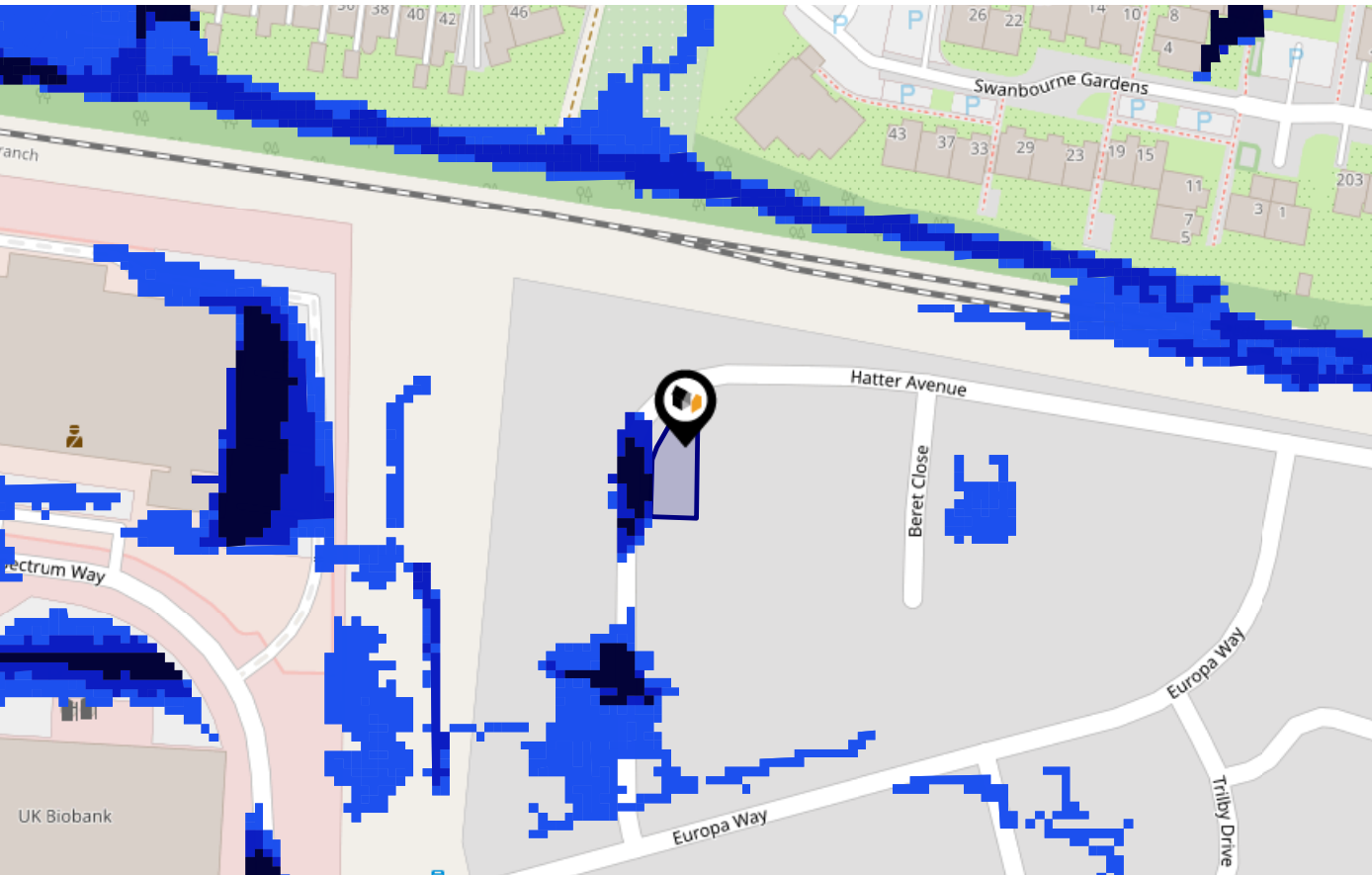
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

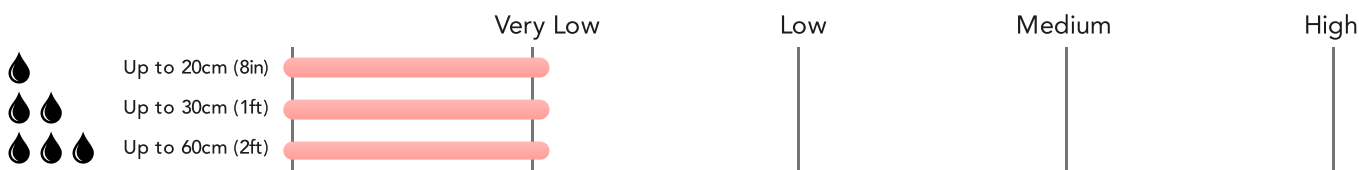


Risk Rating: Very low

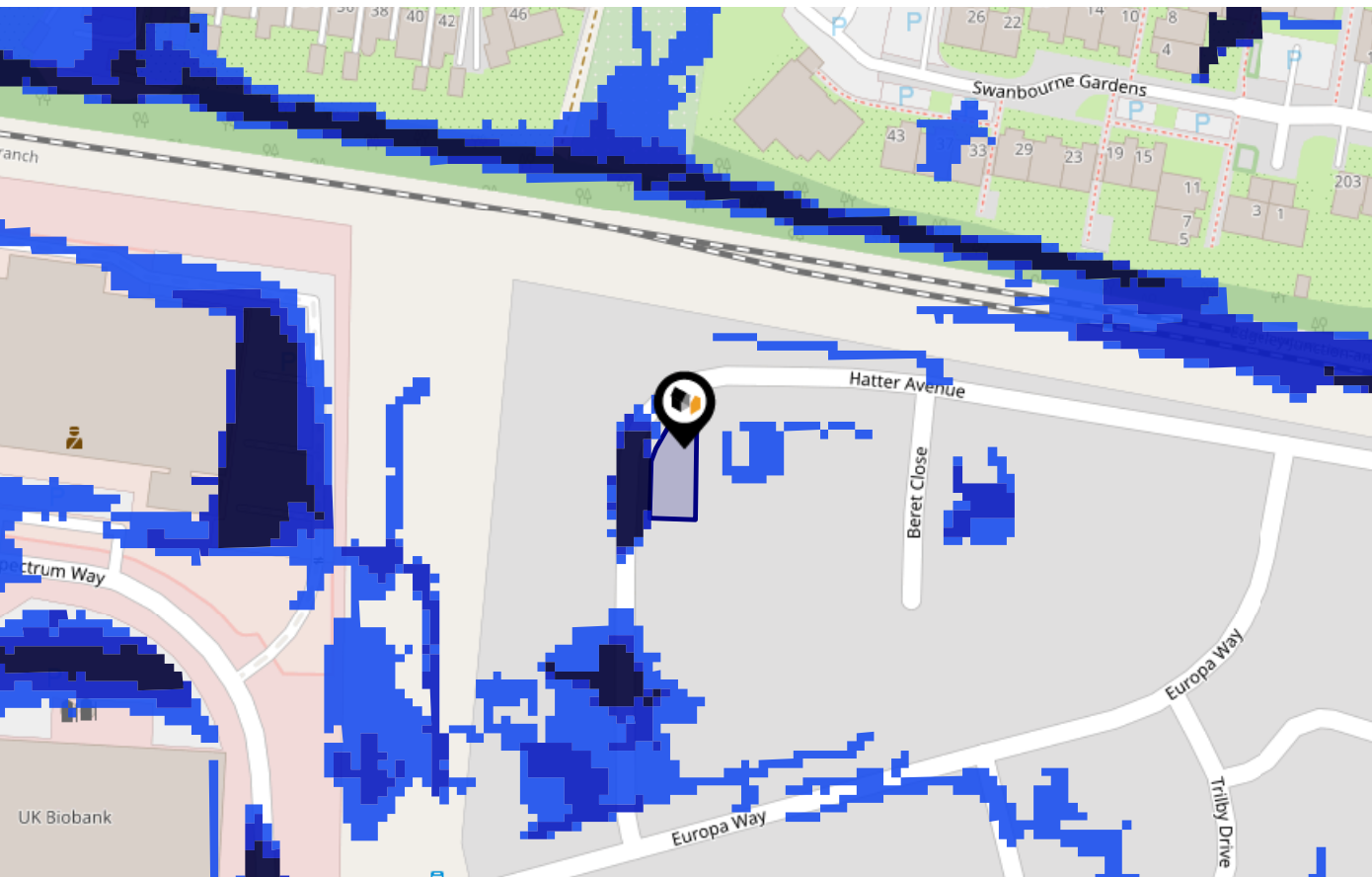
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

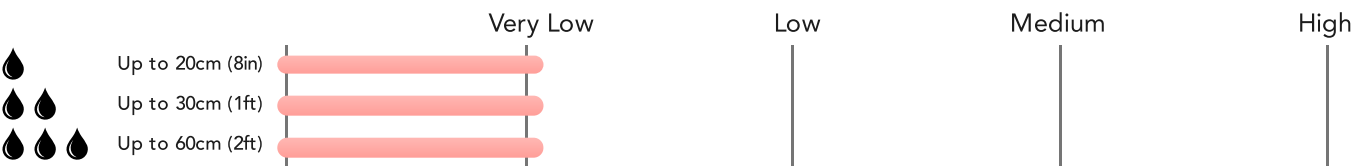


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

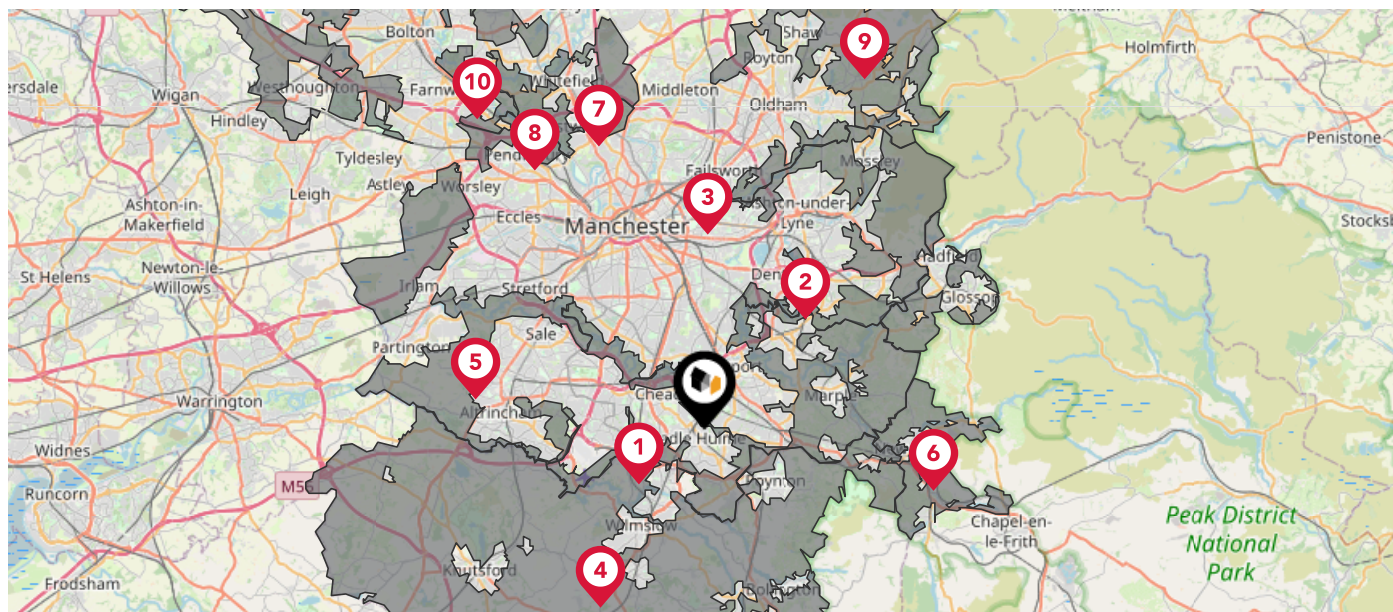
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...



## Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Stockport

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - Manchester

4

Merseyside and Greater Manchester Green Belt - Cheshire East

5

Merseyside and Greater Manchester Green Belt - Trafford

6

Merseyside and Greater Manchester Green Belt - High Peak

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Salford

9

Merseyside and Greater Manchester Green Belt - Oldham

10

Merseyside and Greater Manchester Green Belt - Bolton

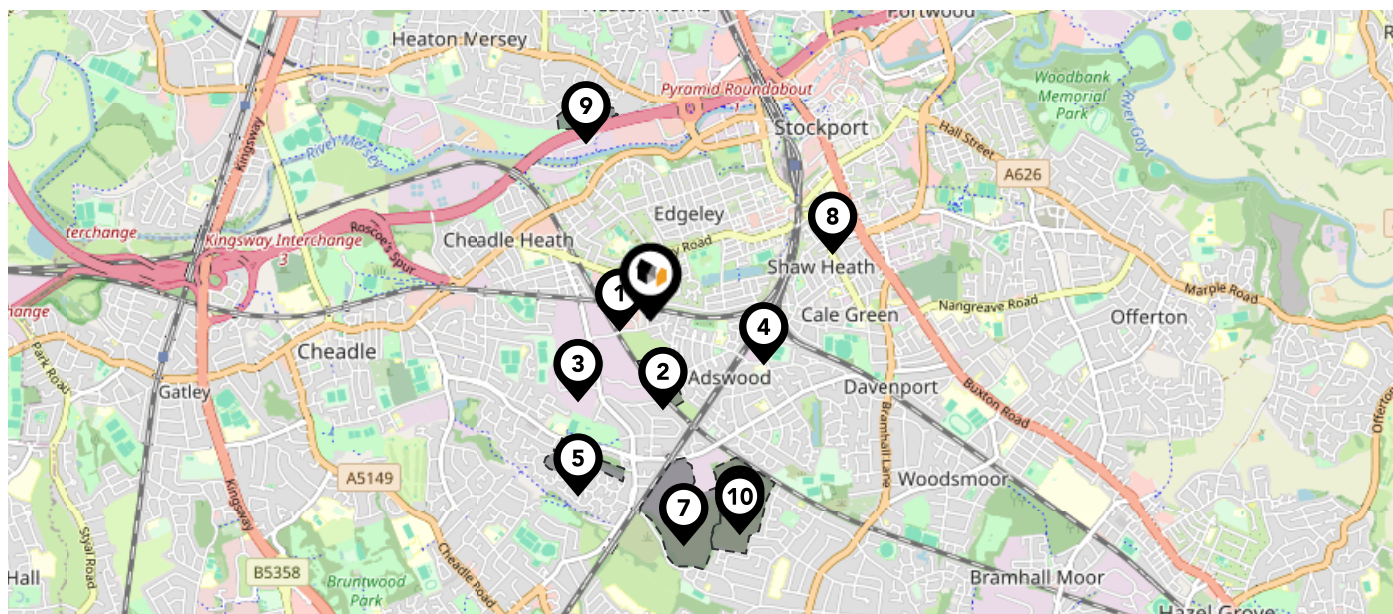
# Maps

## Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Hazeltown and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill	<input type="checkbox"/>
3	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	<input type="checkbox"/>
4	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Off Councillor Lane-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill	<input type="checkbox"/>
8	Royal George Street-Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill	<input type="checkbox"/>



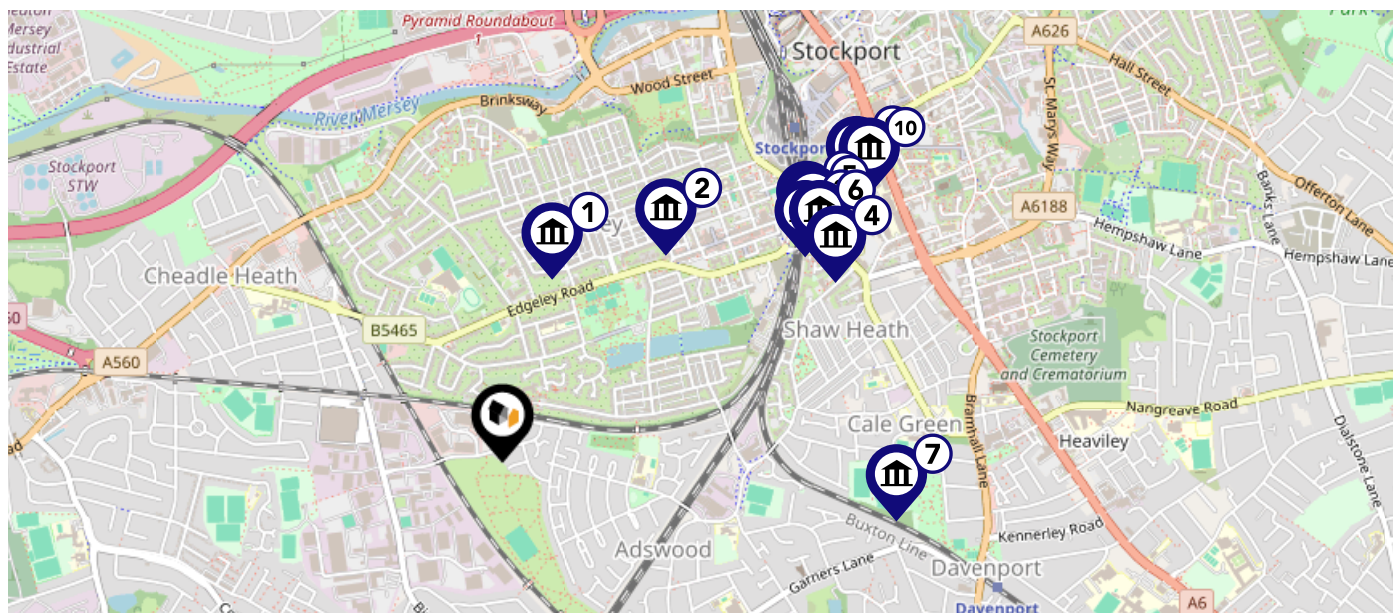
# Maps

## Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

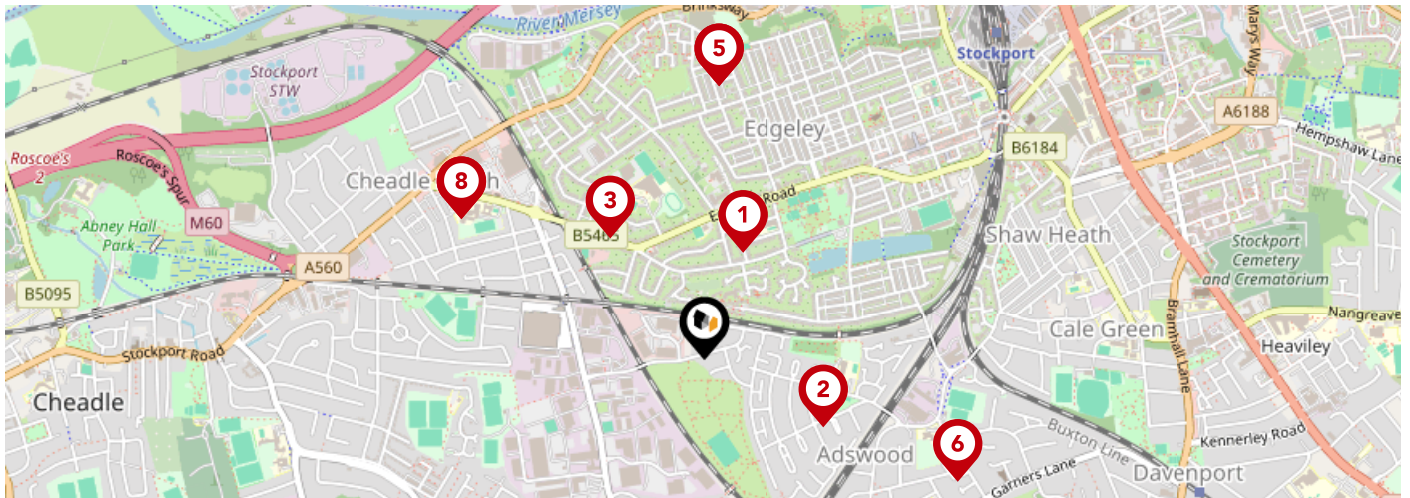


Listed Buildings in the local district		Grade	Distance
	1084337 - Alexandra Hotel	Grade II	0.4 miles
	1067208 - St Matthew's Church	Grade II	0.6 miles
	1393713 - Former District Bank	Grade II	0.8 miles
	1067161 - St Thomas Hospital (original Building With The Rear Wing In The Courtyard)	Grade II	0.9 miles
	1162434 - 41 And 43, Greek Street	Grade II	0.9 miles
	1393369 - Church Of Our Lady And The Apostles	Grade II	0.9 miles
	1445415 - Stockport Cricket Club War Memorial	Grade II	0.9 miles
	1067207 - The Armoury Of The Cheshire Regiment	Grade II	0.9 miles
	1392092 - Shelter	Grade II	1.0 miles
	1392093 - Shelter	Grade II	1.0 miles

# Area Schools

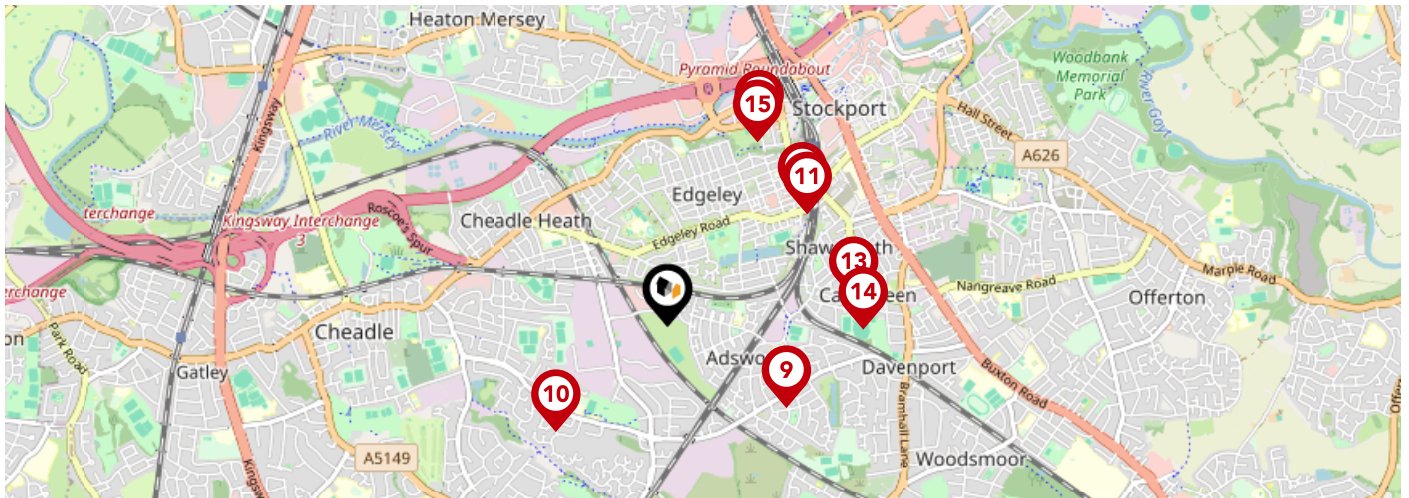
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SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alexandra Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 463   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bridge Hall Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stockport Academy</b> Ofsted Rating: Good   Pupils: 1015   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lark Hill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 52   Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lark Hill Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Ambrose Catholic Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cheadle Heath Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Pendlebury Centre</b> Ofsted Rating: Outstanding   Pupils: 4   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





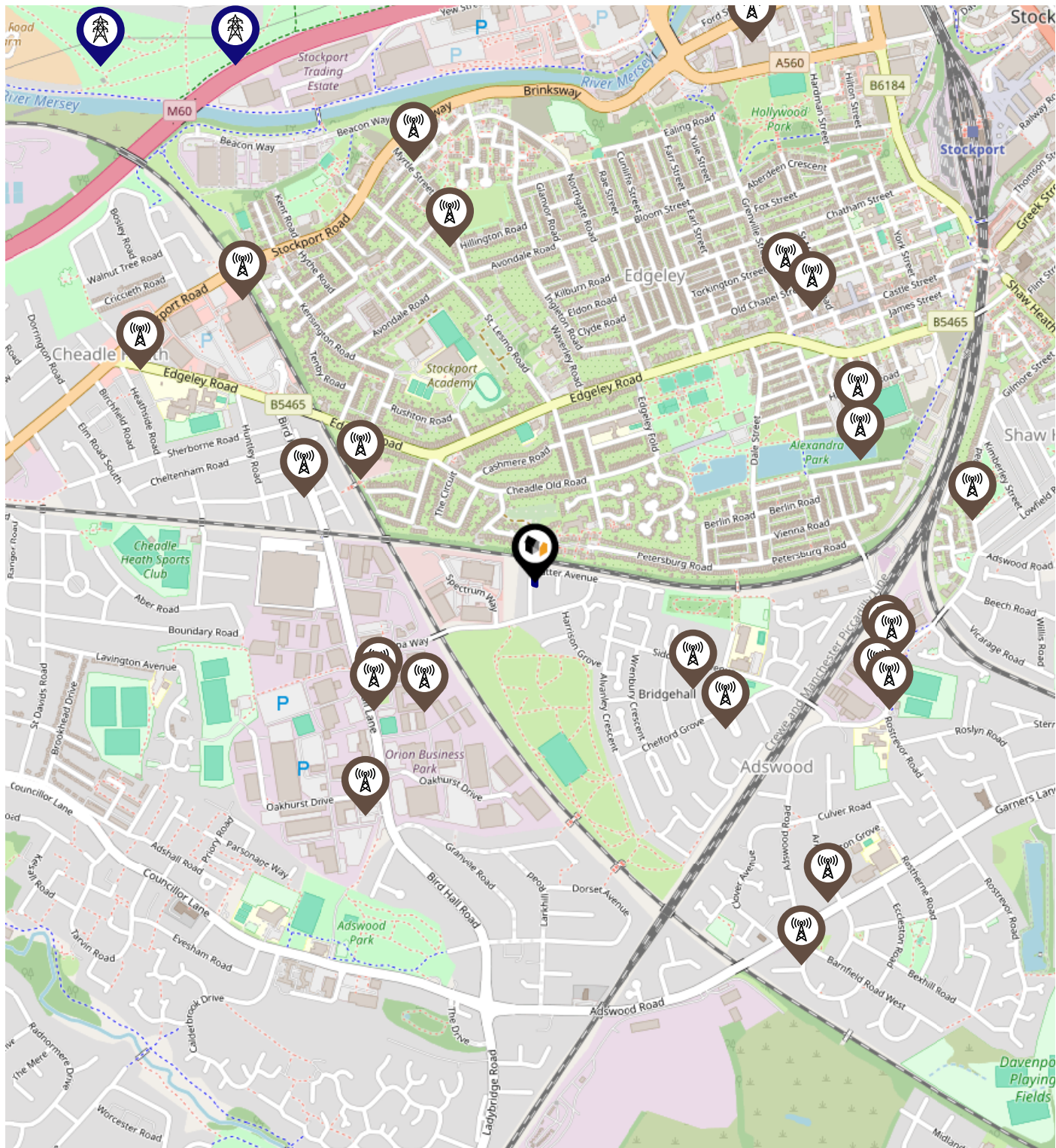
		Nursery	Primary	Secondary	College	Private
	<b>Adswold Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladybridge Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cale Green Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hulme Hall Grammar School</b> Ofsted Rating: Not Rated   Pupils: 222   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hollywood Park Nursery School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance:0.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Progress Schools - Stockport</b> Ofsted Rating: Good   Pupils: 12   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area



## Masts & Pylons

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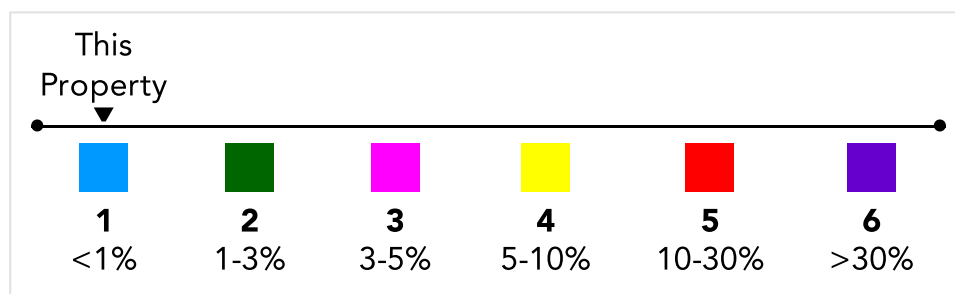
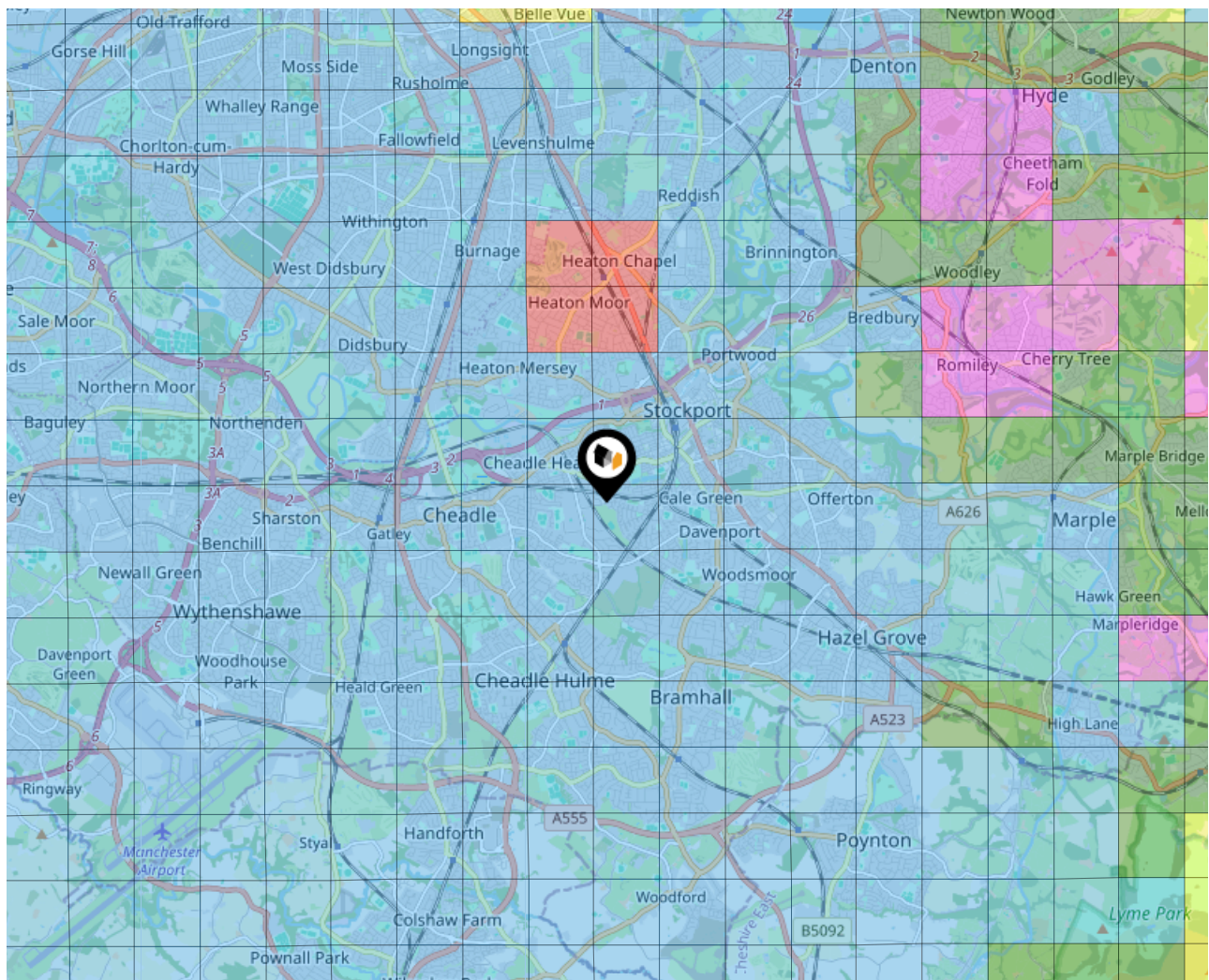
### Key:

-  Power Pylons
-  Communication Masts



## What is Radon?

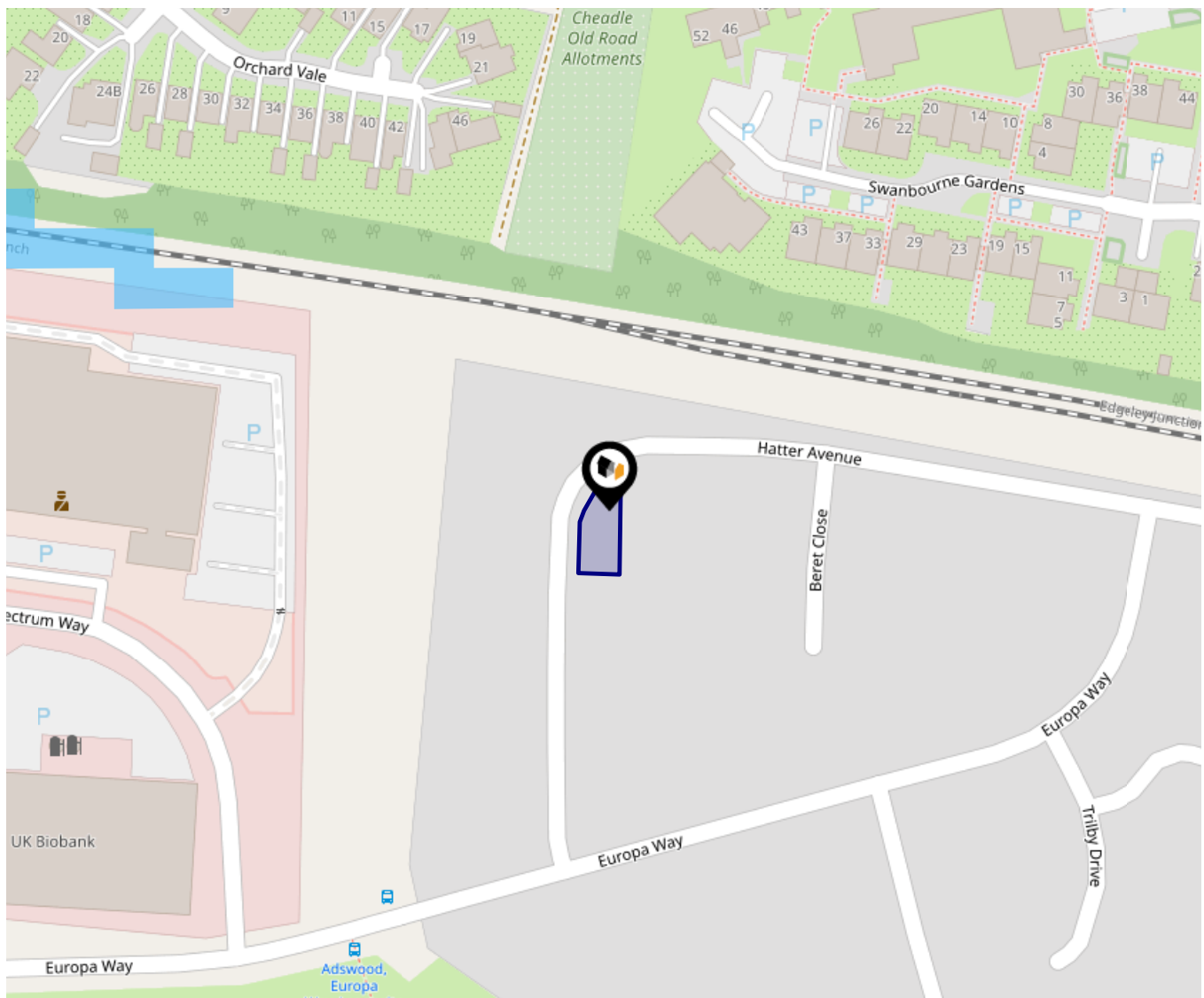
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

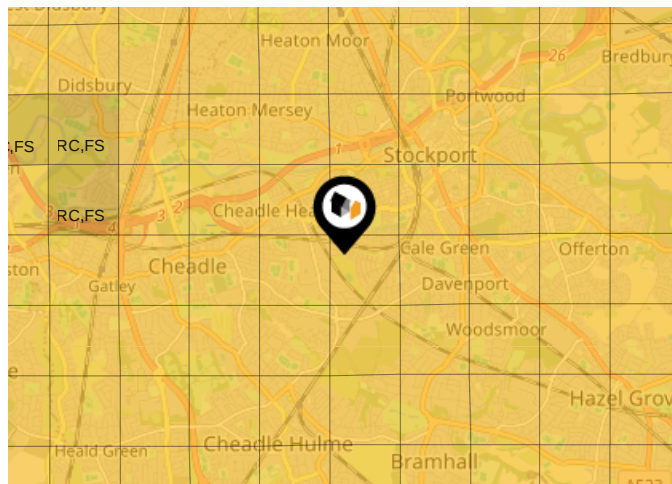
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

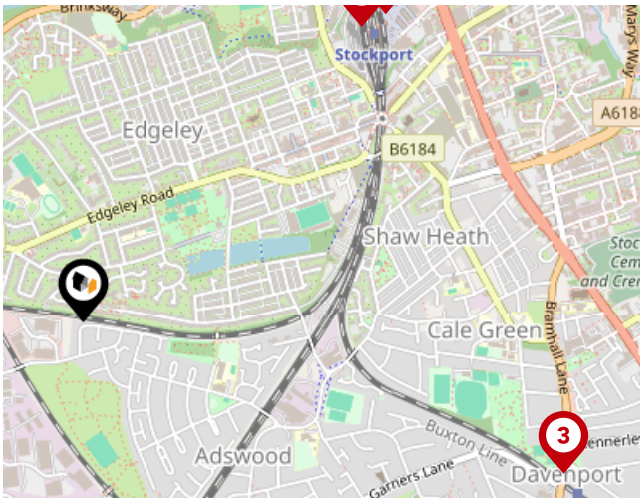
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

## Transport (National)

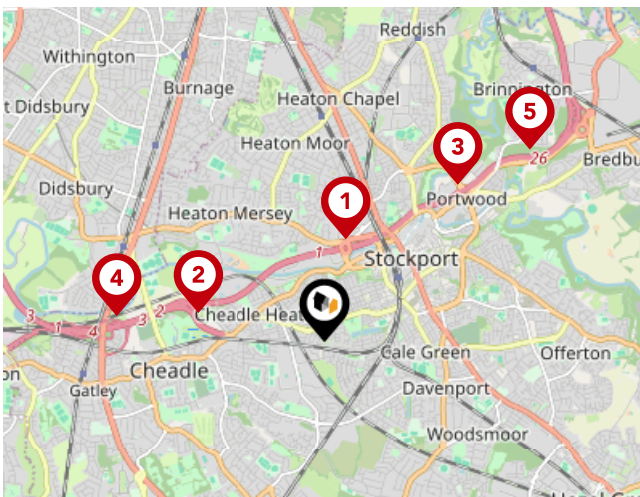
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SALES AND LETTINGS



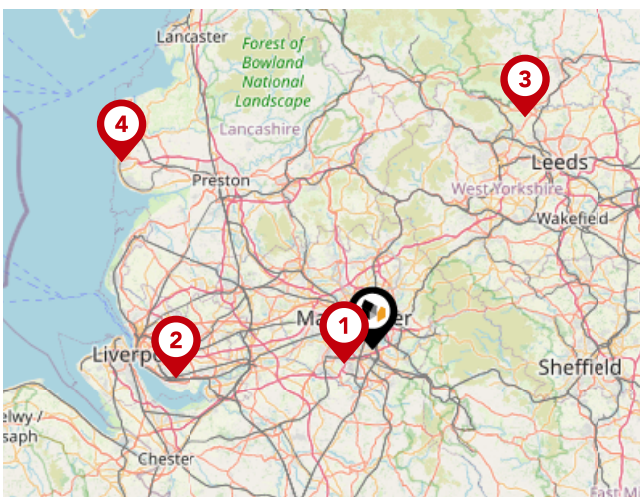
### National Rail Stations

Pin	Name	Distance
1	Stockport Rail Station	0.9 miles
2	Stockport Rail Station	0.95 miles
3	Davenport Rail Station	1.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	0.93 miles
2	M60 J2	1.16 miles
3	M60 J27	1.82 miles
4	M60 J3	1.86 miles
5	M60 J26	2.48 miles



### Airports/Helipads

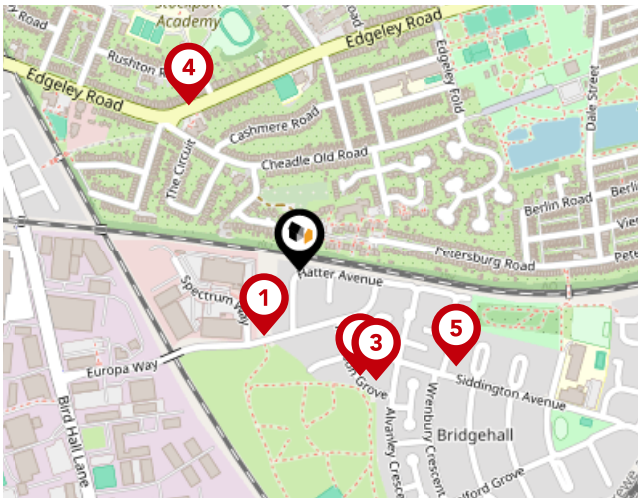
Pin	Name	Distance
1	Manchester Airport	4.6 miles
2	Speke	28.21 miles
3	Leeds Bradford Airport	39.01 miles
4	Highfield	44.21 miles

# Area

## Transport (Local)

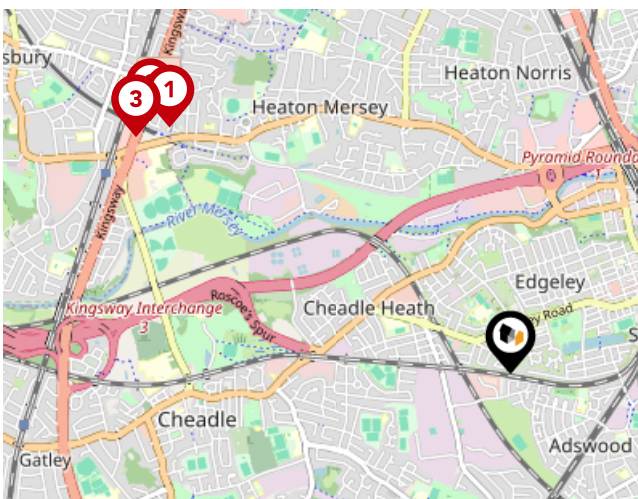
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### Bus Stops/Stations

Pin	Name	Distance
1	Hatter Avenue	0.08 miles
2	Alvanley Crescent	0.13 miles
3	Alvanley Crescent	0.15 miles
4	Cheadle Old Road	0.22 miles
5	Stirling Close	0.2 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	1.85 miles
2	East Didsbury (Manchester Metrolink)	1.94 miles
3	East Didsbury (Manchester Metrolink)	1.96 miles



LAWLER  
& Co.

SALES AND LETTINGS

### Lawler & Co | Hazel Grove

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are



### Testimonial 1



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

### Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

### Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!

### Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hazel Grove or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hazel Grove and therefore no warranties can be given as to their good working order.



# Lawler & Co | Hazel Grove

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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